



**SOLD**

## PICTURESQUE LIFESTYLE PROPERTY THAT HAS IT ALL

Dreaming of a peaceful, private and picturesque lifestyle without compromising on comfort or convenience? This gorgeous rural lifestyle property is nestled on 76.16 hectares (approximately 187 acres) of income-producing land and is guaranteed to delight even the most astute buyer.

The new owners will enjoy glorious views to Albany, the ocean and the neighbouring Porongurup Ranges along with the iconic Granite Skywalk, Castle Rock. This is a lifestyle like no other with a thriving business already in place supplying olives and avocados to Albany and Mount Barker businesses, with the excess pick to a Manjimup Packing Shed.

The land boasts 3-irrigated-hectares of mixed olives including approximately 600 Kalamata and Manzanillo trees, 5-irrigated-hectares of Hass and Lamb Hass avocado trees (approx. 300 20 year old trees with an additional 300 planted in 2019) and around 4 hectares of 19-year-old Sydney Blue Gums perfect for manufacturing furniture.

Almost 10 hectares of the bushland adjoins the National Park and there are an impressive 32 hectares of pasture for livestock. For complete convenience, the property is fenced into six paddocks with water available from four large dams (approx 16 Ml) and two rainwater tanks (100,000 litres and 23,000 litres) for domestic use. Irrigation and Domestic pumps are automated.

The home itself is bursting with character. Crafted from mud-brick, the layout offers three bedrooms and 1.5 bathrooms including a beautiful main bathroom with a bath that takes in views over the garden. When it's time to relax, there is an open-plan living, kitchen and dining zone, a formal lounge with a slow combustion heater, and a wide verandah that envelops the home.

Located just 70 metres from the main home is the second home built by Ranbuild. The lower level offers a large office, a packing area and a storeroom along with a cool room, comercial pickling kitchen and powder room (all Council and OHS approved).

The upper level is home to the popular Jilba Cottage, a registered self-catering accommodation business that can comfortably accommodate five people. Located just 43km north of Albany, 35km east of Mount Barker and moments from wineries, guests will love to stay in this rural

**5 BED | 2 BATH | 4 CAR**

**PRICE:**  
**\$1,150,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Craig Nathan**  
**0407774594**

[craignathan@atrealty.com.au](mailto:craignathan@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)